# Bridges to HOME Innovation Subgrant Application

## The Bridges to HOME Innovation Subgrant Program

The Bridges to Housing Opportunities in Mentorship and Education (HOME) Innovation Subgrant Program provides a funding opportunity to nonprofit organizations pursuing innovative approaches to address affordable housing challenges and expand housing opportunities throughout the Phoenix metropolitan area. The program supports organizations testing new approaches, building partnerships, and advancing solutions with the potential for lasting community benefit and valuable lessons that can inform future housing efforts.

Innovation may include new approaches to financing, development, site readiness, partnerships, organizational capacity, preservation, planning, or community engagement. Projects do not need to be entirely new, but should demonstrate creative problem-solving, align with one or more Bridges to HOME Focus Areas, and offer approaches or practices that could be sustained, learned from, adapted, or expanded across the region.

In 2025, JPMorgan Chase awarded a philanthropic grant to the Maricopa Association of Governments (MAG) to support the Bridges to HOME program, building on the work of the 2024 HOME Technical Assistance program. The grant aims to increase access to affordable housing and support housing stability and supply by strengthening the capacity of local governments, tribal communities, and nonprofit organizations to overcome barriers and expand housing opportunities. A total of $525,000 is available through the Innovation Subgrant Program to support innovative affordable housing projects and demonstration approaches. Applicants should request only the level of funding necessary to advance their proposed work and use these limited resources efficiently. Innovation subgrant funding will support efforts aligned with one or more of the five Bridges to HOME Focus Areas:

1. Project Feasibility, Financing, and Affordable Housing Development
2. Site Readiness, Zoning, and Development Process
3. Partnerships and Affordable Housing Pipeline Development
4. Organizational Capacity, Preservation, and Housing Stability
5. Housing Planning and Community Alignment

## Program Eligibility

**Eligible Applicants**: Nonprofit organizations serving communities within the Phoenix metropolitan area (Maricopa and Pinal Counties) are eligible to apply.

**Eligible Projects**: Proposed projects must support affordable housing initiatives within the greater Phoenix metropolitan area and align with one or more of the five Bridges to HOME Focus Areas. For purposes of this program, affordable housing is defined as housing affordable to households with incomes between 30 and 120 percent of Area Median Income (AMI). Proposed projects must benefit households within this income range.

**Grant Period:** Innovation Subgrant funds will support project activities occurring during the 2027 grant period. Projects are not required to be fully completed by the end of 2027; however, applicants should demonstrate that meaningful progress can be achieved during the grant period and will be expected to provide regular updates on project progress and use of grant funds.

## Application Review & Selection

Innovation subgrant awards will be based on the evaluation criteria established for this Call for Projects, available program resources, and the extent to which proposed projects advance the goals of the Bridges to HOME initiative and provide meaningful community benefit. Applications receiving the highest evaluation scores will be considered for awards. MAG reserves the right to determine the number of projects selected and the final allocation of available resources based on the overall merits of the highest-rated applications, including anticipated community benefit, project readiness, and the number and quality of applications received. Given the limited resources available, applicants should request only the level of funding necessary to advance their proposed work.

## Applicant information

Please provide the following:

- Organization Name
- Primary Contact Name
- Title
- Email address
- Phone number
- Organization Website (if available)
- Project Name (if applicable)

# Application Questions

## Organization Overview

1. Please briefly describe your nonprofit organization, including its mission, primary activities, communities served, and experience related to affordable housing. (Please limit response to 300 words)

## Project overview, Need & Opportunity

2. Please describe the housing project, initiative, or organizational strategy you are proposing. What housing challenge or opportunity does it address, who is affected, and where within the Phoenix metropolitan area will the work occur? Briefly describe any information or evidence that demonstrates the need or opportunity.

   For proposals involving housing development, please include the anticipated number of housing units, if known. *(Please limit response to 300 words)*

## Focus Area Alignment

3. Please describe how your proposal aligns with and advances one or more of the Bridges to HOME Focus Areas listed below. *(Please limit response to 150 words)*

   1. Project Feasibility, Financing, and Affordable Housing Development
   2. Site Readiness, Zoning, and Development Process
   3. Partnerships and Affordable Housing Pipeline Development
   4. Organizational Capacity, Preservation, and Housing Stability
   5. Housing Planning and Community Alignment

## Innovation & Opportunity

4. A. Innovation: What makes this proposal innovative for your organization or the broader housing field? What are you proposing to do differently, and how could this approach improve the way the identified housing challenge is addressed? (Please limit response to 150 words)

   B. Why this Investment, why now? What opportunity does this grant create at this stage of the work? What could your organization test, advance, or accomplish with this investment that would otherwise be difficult? *(Please limit response to 150 words)*

## Organizational & Project Readiness

5. Describe your organization's readiness to successfully implement the proposed work, including relevant experience, leadership support, staffing, funding, planning, and other resources already in place. (Please limit response to 300 words)

Where applicable, please also address:

- Key project partners, their roles, and current level of commitment;
- For housing development projects, the status of site control, including ownership, purchase agreement, or long-term lease; and
- Key implementation risks or barriers and how your organization plans to address them.

### Community Benefits & Outcomes

6. Who will benefit from this project or initiative, and how will it benefit households between 30 and 120 percent of AMI? What outcomes do you expect to achieve during the grant period, and how will you measure success? *(Please limit response to 200 words)*

### Scalability, learning & Replication

7. What do you hope to learn through this project? If successful, how could the approach, lessons, or results be sustained, shared, replicated, or adapted by your organization or others? *(Please limit response to 200 words)*

### Budget and Timeline

8. Please provide:

    - **Funding Request & Budget**: The total amount of funding requested through the Innovation Subgrant Program and a proposed budget detailing how the funds will be used. Include anticipated staff time and any matching funds or other committed resources, if applicable.
    - **Budget Narrative:** A brief description of how the proposed expenses will support successful implementation.
    - **Timeline**: Major activities, milestones, and anticipated completion dates through the 2027 grant period.

9. **Additional Information:** Is there anything else you would like reviewers to know about your project, organization, or community that would strengthen your application? *(Please limit response to 100 words)*

*Thank you for your interest in the Bridges to HOME Innovation Subgrant Program. Applicants are encouraged to reach out with any questions or if clarification is needed while completing the application. Please contact Peter Burnett at pburnett@azmag.gov or 602-254-6300.*

***Completed applications should be submitted by Friday, December 4th, 2026 using the following link: https://upload.azmag.gov/BRIDGES_SUBGRANT***